

150.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

778,200 / 778,200

USE VALUE:

778,200 / 778,200

ASSESSED:

778,200 / 778,200

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
62		FOUNTAIN RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GEISE JASON E/SHANNON E	
Owner 2:	
Owner 3:	
Street 1: 62 FOUNTAIN RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: HAMILTON GERTRUDE L -	
Owner 2: LIFE ESTATE -	
Street 1: 62 FOUNTAIN RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Aluminum Exterior and 1678 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	Exempt
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
101	One Family
4500	Sq. Ft.
Site	
0	80.
1.23	9

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4500.000	326,700	7,500	444,000	778,200	

Total Card	0.103	326,700	7,500	444,000	778,200	Entered Lot Size
Total Parcel	0.103	326,700	7,500	444,000	778,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	463.77	/Parcel: 463.77	Land Unit Type:

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Parcel ID	150.0-0001-0005.0

PREVIOUS ASSESSMENT										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	326,700	7500	4,500.	444,000	778,200		Year end	12/23/2021
2021	101	FV	317,200	7500	4,500.	444,000	768,700		Year End Roll	12/10/2020
2020	101	FV	317,200	2700	4,500.	444,000	763,900		763,900 Year End Roll	12/18/2019
2019	101	FV	250,600	2700	4,500.	416,300	669,600		669,600 Year End Roll	1/3/2019
2018	101	FV	250,600	2700	4,500.	344,100	597,400		597,400 Year End Roll	12/20/2017
2017	101	FV	250,600	2700	4,500.	316,400	569,700		569,700 Year End Roll	1/3/2017
2016	101	FV	250,600	2700	4,500.	288,600	541,900		541,900 Year End	1/4/2016
2015	101	FV	236,900	2700	4,500.	283,100	522,700		522,700 Year End Roll	12/11/2014

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2015	101	FV	236,90							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																			
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good																										
Foundation: 3 - Brick or Stone	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall: %	A Bath: 1	Rating:	3/4 Bath: 1	Rating:	A 3QBth: 1	Rating:	1/2 Bath: 1	Rating:	A HBth: 1	Rating:	OthrFix: 1	Rating:																
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: TAUPE	View / Desir:	OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																							
Kits: 1	Rating: Average			A Kits: 1	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O													
Fpl: 1	Rating: Average			WSFlue: 1	Rating:	Other																									
Total Units: 1				Floor: 1	Rating:	Upper																									
Total RMs: 8	BRs: 3	Baths: 2	HB: 1	Lvl 2																											
Total RMs: 8	BRs: 3	Baths: 2	HB: 1	Lvl 1																											
Total RMs: 8	BRs: 3	Baths: 2	HB: 1	Lower																											
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING								RES BREAKDOWN															
Grade: C - Average	Year Blt: 1924	Eff Yr Blt:	Location:					Exterior:				No Unit				RMS	BRS	FL													
Alt LUC:	Alt %:	Jurisdict: G6	Fact: .					Interior:				1				8	3														
Const Mod:	Lump Sum Adj:					Additions:																									
INTERIOR INFORMATION				DEPRECIATION				Kitchen:																							
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Phys Cond: AG - Avg-Good	26. %	Functional:	Economic:	Special:	Override:	Baths: 2005	Plumbing:	Electric:	Heating:	General:	Baths: 2005																
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 26.4 %	Total: 26.4 %					Totals				1				8	3														
Bsmnt Flr: 12 - Concrete	Subfloor:	CALC SUMMARY				COMPARABLE SALES				Totals																					
Bsmnt Gar:	Electric: 3 - Typical					Rate	Parcel ID	Typ	Date	Sale Price																					
Insulation: 2 - Typical	Int vs Ext: S					WtAv\$/SQ:	AvRate:	Ind. Val																							
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W					Juris. Factor: 1.00	Adj Total: 443911	Before Depr: 172.21																							
# Heat Sys: 1	% Heated: 100	% AC:					Depreciation: 117192	Val/Su Net: 103.58																							
Solar HW: NO	Central Vac: NO	% Sprinkled:					Depreciated Total: 326718	Final Total: 326700		Val/Su SzAd: 194.70																					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 150.0-0001-0005.0																						
SPEC FEATURES/YARD ITEMS																	IMAGE														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub	%	Usbl	Descrip	%	Type	Qu	# Ten					
3	Garage	D	Y	1	12X20	G	GD	2019	31.77	T	1	101			7,500			7,500													
More: N				Total Yard Items: 7,500				Total Special Features:				Total: 7,500				AssessPro Patriot Properties, Inc															